

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225
ULURP/Land Use Committee Meeting Minutes

October 10, 2023
Meeting ID: 818 5078 7125

Attendance (Board Members): Suki Cheong, Committee Chair; Pat Moses; John Woefling

Attendance (Community Resident Members): Nichola Cox; Esteban Giron

Absent (Board Members): Rabbi Yaacov Behrman

Absent (Committee Members): John Craver; Tom Thomas

Guests: Nicolas Almonor, CB9; Cheryl Bernard; Yossi Blau; Nicolai Carlson; Celeste Chase; Regina Clark; Lisa Etienne; Rod Herbert (CB9) Michael Hollingsworth; Zeng Jean-Jacques; Leonie Joseph; Rene Loney; Menachem; David R.; Vanessa Raptopoulos, CB9; Felice Robertson (CB9); Dioenne Saab, CB9; Jay Sorid; Theresa Westerdahl CB9

CB9 Staff: Mia N. Hilton, Assistant District Manager

- I. Call to Order**
 - a. Committee Chair, Suki Cheong called the meeting to order at 7:06pm
- II. Committee Secretary Designation**
 - a. No volunteers, ADM Mia Hilton will draft minutes
- III. Committee Updates**
 - a. CM Hudson CD35 Land Use Framework
 - i. Series of workshops held in conjunction with Hester Street to draft districtwide plan; As per DM Dante Arnwine, the office has not been provided with an update or any physical report. All updates will be shared with the committee upon receipt by the District office
 - b. Committee Member, John Woefling
 - i. Created a document addressed to the Executive Committee of CB9
 1. Listed past and potential clients/projects
 2. Applications in front of the Department of City Planning
 3. Will recuse himself on any voting items that are a conflict of interest
 - c. Committee Member, Esteban Giron
 - i. CM Hudson just returned from maternity leave; No known update on district-wide survey

- ii. DCP released framework on Atlantic Avenue Rezoning; DCP came back with the MIH option 3 instead of a rezoning similar to Gowanus; The Community seems dissatisfied; We need to stay engaged, as we saw the end result of M-Crown with CB8
- iii. Rezoning would encompass Atlantic (Barclays Center to Nostrand Avenue) ; Possibility of the expansion to Utica Avenue with possible talks CM Che Osse‘
- iv. 4,000 projected units of housing

IV. Committee Goals

- a. Community members are frustrated with the development that's happening that they haven't had a say on before it happens.
- b. they would like to see more consideration of the environmental impacts of development in the District that has already occurred, as well as planned/proposed projects
- c. The City and the State Environmental Quality reviews are not as comprehensive as we would like them to be, as they do not necessarily look at cumulative impacts or as of right development

V. Committee Information Session

- a. CD9 New Developments Map: at nyczoning.org
- b. Empire Boulevard comprised of mostly commercial developments
- c. A lot of the development takes place outside of the single-family zoned properties
- d. Zoning areas that encompass R-6 and R-7 tend to see the bulk of development
- e. There is a lot of development just outside of the district boundary in CB 8, CB14, and CB17
- f. How much of this development data is being shared with Con Edison, National Grid, etc. for projected use and the determination of sustainability of the energy grid
- g. Zoning Map, J. Woefling
 - i. Manufacturing zones – very limited FAR, no residential permitted ; Exist on the southern border of our District
 - 1. FAR of M1-1 is 1.0-1.5, light manufacturing & commercial uses.
 - ii. Commercial zones
 - 1. – C3, C4 allows more permissive use (ex. laundromat or dry cleaner) and have a residential equivalent
 - a. C1-C2 – local retail districts, up to 2.0 FAR;
 - iii. Commercial overlays can be found on the North/South Thoroughfares in the district (ex. ground floor commercial deli)
 - iv. Areas around Empire/Washington (Wester Beef area), you can find C-8
 - v. Residential zones –FAR (Floor to Area Ratio) is a fundamental zoning term that calculates the floor rea in relation to the lot size
 - 1. R1 and R2 – 0.5; R4 – 0.75; R5 – 1.25-1.65; R6-2.43-3.0 (no height limit) ;R6A 3.0, 7 story height limit R7 – 3.44-4.0 (no height limit); R8A – 6.05 and 12 story height limit; R8X up to 7.2 and 15 story height limit;
 - 2. R4 & R5 are multi-family, R5 has 40 ft height limit

- vi. Most of CD9 has height factor zoning which allows you to do these towers and if you bring the building back from the street line you can go much taller. You can use all the floor area you've got to have certain amounts of open space. Only zones with a letter after them have contextual zoning which has height limits. Sometimes developers in height factor zones choose “Quality Housing” which has height limits and improved building amenities in exchange for a little bit of extra density.
- vii. Additional information can be found on the DCP website here: <https://www.nyc.gov/site/planning/zoning/access-text.page>
- h. Vital Brooklyn Kingsboro
 - i. Community Concerns
 1. This portion of the District is inundated with housing connected to support services
 2. Current shelter populations wanders around the neighborhood
 3. Safety concerns, residents have spotted random individuals in yards, driveways and on steps
 4. Public indecency and people in obvious mental crisis unaddressed
 5. Winthrop Street is already a traffic nightmare
 6. Immediate energy grid is already overwhelmed; Flooding occurs in surrounding residences.
 7. Would like placement of committee members from the immediate Kingsboro area on the ULURP committee
 8. NYS Assemblyman Brian Cunningham is the most relevant elected official to the project
 9. Cunningham held a Town Hall but the public was unaware that representatives from the Empire State Development Corp would be in attendance
 - i. Equitable Data Explorer, N. Cox

<https://equitableexplorer.planning.nyc.gov/map/data/district?geoid=4011>

 - i. Aggregates all the information including units lost, gained, demolished, etc. from 2010-22. Total for NTA Prospect Lefferts Gardens & Crown Heights net new units is 5,177.
 - ii. CB9 is in the middle of Brooklyn districts for new developments. DCP has a website that lets you download development statistics for all districts.
 - iii. Demographics
 1. Population 2010-2020 – 3.1% increase in population; Black/Non-Hispanic – 20.4% reduction; White – 62.4% increase
 2. Income – Median income increased by \$20K; AMI \$65K; Not sure if these numbers are truly Census based.
 3. Housing
 - a. 2008-12 – 33K rental units
 - b. Currently – 35K rental units
 - i. Median rent \$1500; Maybe rent stabilized data.
 - c. 68.7% of the community is rent stabilized based on 2017 figures.

- d. 7.6% of the units would be able to support people in very low-income households.
- e. 23.8% fall into the category of less than 30% AMI
- f. Extremely low-income households are at a deficit

VI. Roll Call

- a. Members Present - Cheong, Cox, Moses and Woefling
 - i. Behrman, Craver and Thomas are absent; Giron left the meeting momentarily.

VII. Committee Business

- a. City of Yes Public Scoping Hearing will take place on October 26, 2023
- b. Committee Research
 - i. Investigate utility load forecast and number of units taken into a count
 - ii. Contact DEP to determine what is needed to forecast their work
 - 1. Compose an inquiry list
- c. City of Yes for Economic Opportunity Subcommittee
 - i. All members present in favor – Cheong, Cox, Giron, Moses and Woefling
 - 1. Recommendation will be taken to Full Board for review
- d. Follow-up
 - i. Low-income residents vs. low-income apartments